

DATE SUBMITTED 4-21-94

BUILDING PERMIT NO. 48428

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 3717 N 15th Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF EXISTING BLDG(S) 0

FILING 4 BLK 1 LOT 2

TAX SCHEDULE NO. 2945-012-57-002

NO. OF FAMILY UNITS 1

OWNER John Jasper

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 3090 Price Ditch Ct GJ

DESCRIPTION OF WORK AND INTENDED USE:
Residential Constr.

TELEPHONE 434-8928

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel:

VE RSF-4

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 23' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 7' from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 30' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305. Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

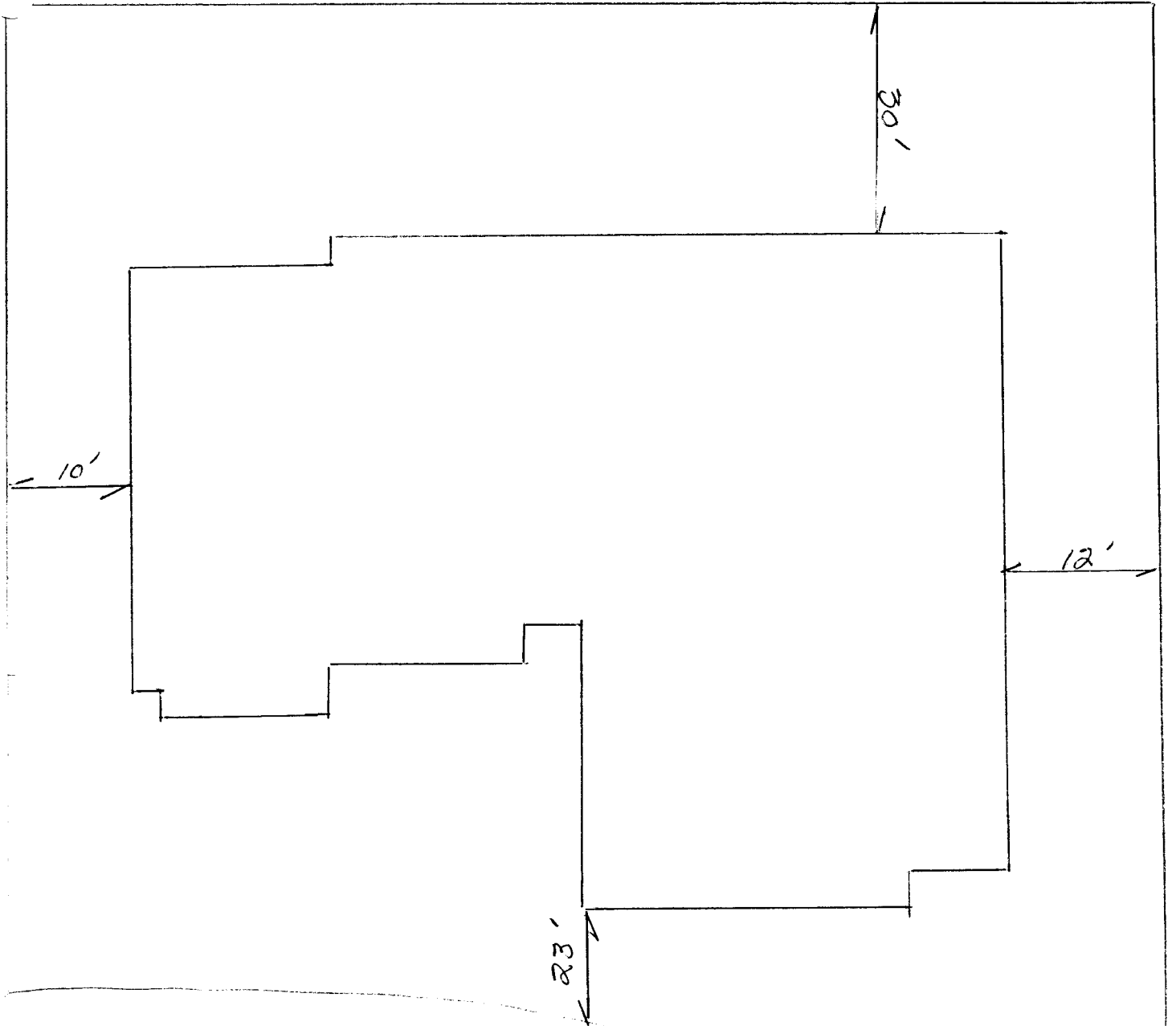
Department Approval [Signature]
Approved 4-21-94

Applicant Signature [Signature]
Date 4-21-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(City Planning) (Mayor) (City Building Department)

John Jasper
3717 N 15th Ct



ACCEPTED *MP 4-21-94*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Not to Scale